



**TOWN OF MANSFIELD
COMMUNITY QUALITY OF LIFE COMMITTEE**

Thursday, September 3, 2009

7:30 P.M.

**Mansfield Town Hall
Council Chambers**

MINUTES OF MEETING

Present: Joseph Briody, Bruce Clouette, Jane Fried, Denise Keane, David Morse, Betsy Paterson, Steve Rhodes.

Staff: Jim Hintz (UConn), Matt Hart, Mike Nintean, Gregory Padick (town)

Meeting was called to order at 7:30 p.m. with J. Bridey serving as chair.

Bruce Clouette was chosen as Recording Secretary.

Opportunity for Public to Address the Committee

Thomas Nielson, 41 Birchwood Heights, expressed his concern with rental properties leading to the deterioration of established neighborhoods.

Joan Hall, Birchwood Heights, reported on the formation of an informal neighborhood association and asked the Town's help in understanding what it can and cannot do. She also spoke about needing better enforcement of existing ordinances, especially speeding, and noted the lack of available information from the town about quality-of-life issues.

John Fratillo, Daleville Road, stated that residents should be able to enjoy their property, noting that he had called the State Police 10 times in one year to report disturbances in his neighborhood, including the setting off of fireworks and parties that lasted until 3 a.m. He noted that just one house could blight a neighborhood, and recounted his unpleasant experience in contacting the landlord of the offending property.

Joe Lent, Daleville Road, suggested that the Town consolidate all its information on ordinances, etc. relating to quality of life and make it available to the public.

In response to the public comment, J. Fried noted the need to involve parents more. J. Hintz stated that legal restrictions prevent UConn from informing parents of infractions, but that the police could. Several committee members urged the public to continue calling in problems, if only to create a record.

Items of Business

M. Hart presented a matrix of 17 possible action items relating to the committee's mission and asked that they be prioritized. The items included:

- Zoning changes (existing uses would be grandfathered)
- Neighborhood residents associations
- Permits for large gatherings
- Vehicle registry
- Tenant registry

J. Bridey suggested that many items could logically be grouped together and then be prioritized, and this approach was the consensus of the committee. D. Keane asked that alcohol regulations be added to the enforcement action items.

D. Morse moved that the committee recommend a tenant-registry program for adoption by the Town Council, B. Clouette seconded. By consent the motion was re-phrased to ask staff to bring forward, as soon as feasible, the pros and cons of such a program along with recommendations of how it could be implemented. Motion passed.

S. Rose moved to endorse the idea of adding parking area requirements to the town's housing code. D. Keane seconded. Motion passed.

G. Padick reported on Poughkeepsie's zoning regulations, which recognize a Student Housing use. The regulation has survived court challenge. He will report back on whether such a use could be established in a Connecticut municipality.

D. Morse asked if the committee was prepared to recommend increases in fines for violation of quality of life ordinances. The consensus was that further consideration was needed.

The tenant registry idea will be explored in detail at the next meeting. Zoning change/redefinition of "family" was also identified as a high priority, with enforcement issues important but to be considered as a secondary priority.

J. Fried asked the committee to consider the need for a structured community conversation on quality of life issues, using a trained moderator. She said she will bring forward more information on this idea.

Meeting was adjourned at 9:58 p.m.